



FOR LEASE | WAREHOUSE

DELTA COMMERCE INDUSTRIAL SUITES

6056 E Baseline Rd, Mesa, AZ 85206

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate	Negotiable
\$12.50-13.50	
Lot Size:	2.92 Acres
Building Size:	31,964 SF
Building Class:	B
Year Built:	2003
Zoning:	LI
Cross Streets:	E Baseline Rd & E of N Recker

AVAILABLE SPACES

SF Availability Pending	Lease Rate
2,042-3,600	\$12.50-13.50

LOCATION OVERVIEW

Delta Commerce Park is situated in the Superstition Springs corridor of Mesa with Baseline Road frontage access. Strong demographic area with high daytime employment and traffic counts. Easy access to US-60. Area is surrounded by retail, auto dealerships, medical and restaurants.

PROPERTY HIGHLIGHTS

- 16' Ceiling Height
- Strong Tenants such as Delta Mechanical, EHS
- Restoration, Armstrong & McCall
- Block Construction, Lush Landscaping
- Building and Monument Signage Available
- Easy Access to US-60 and Loop 202

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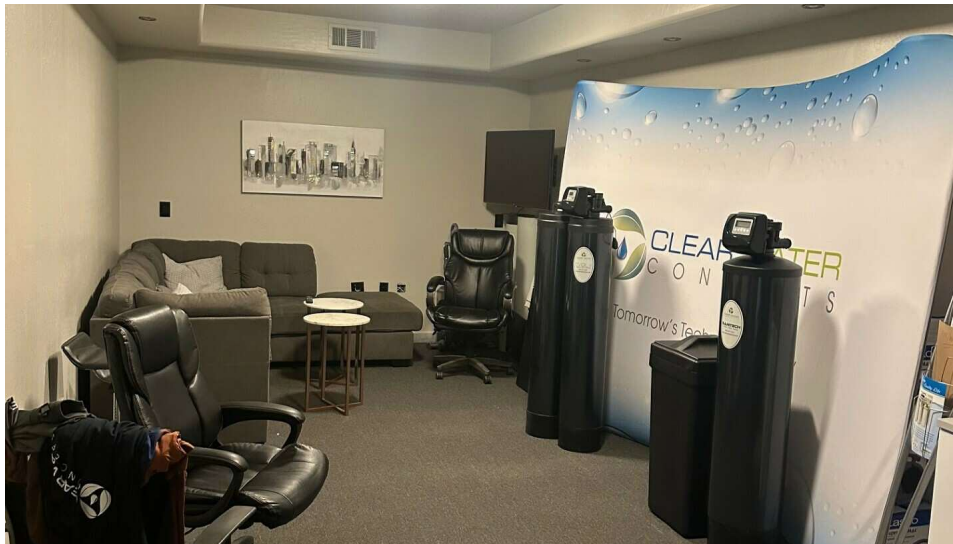
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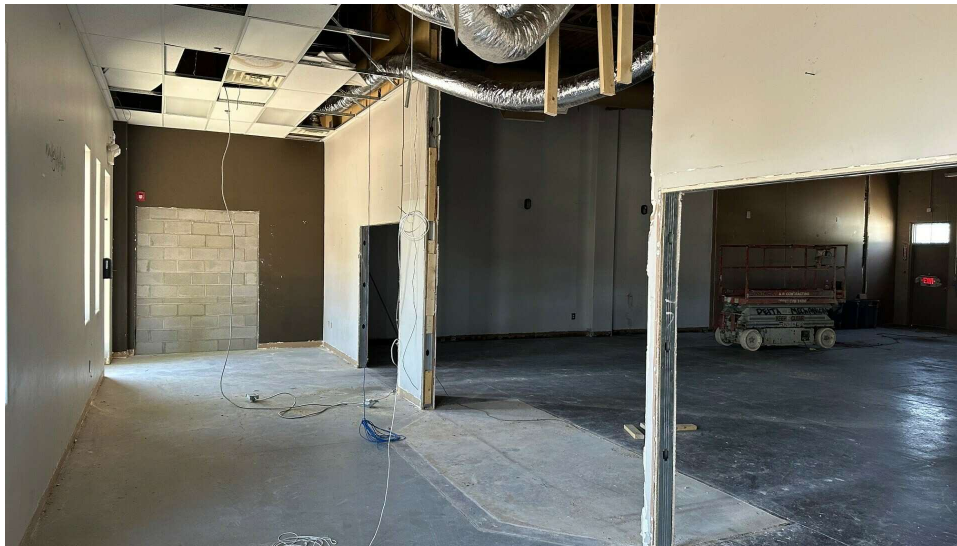
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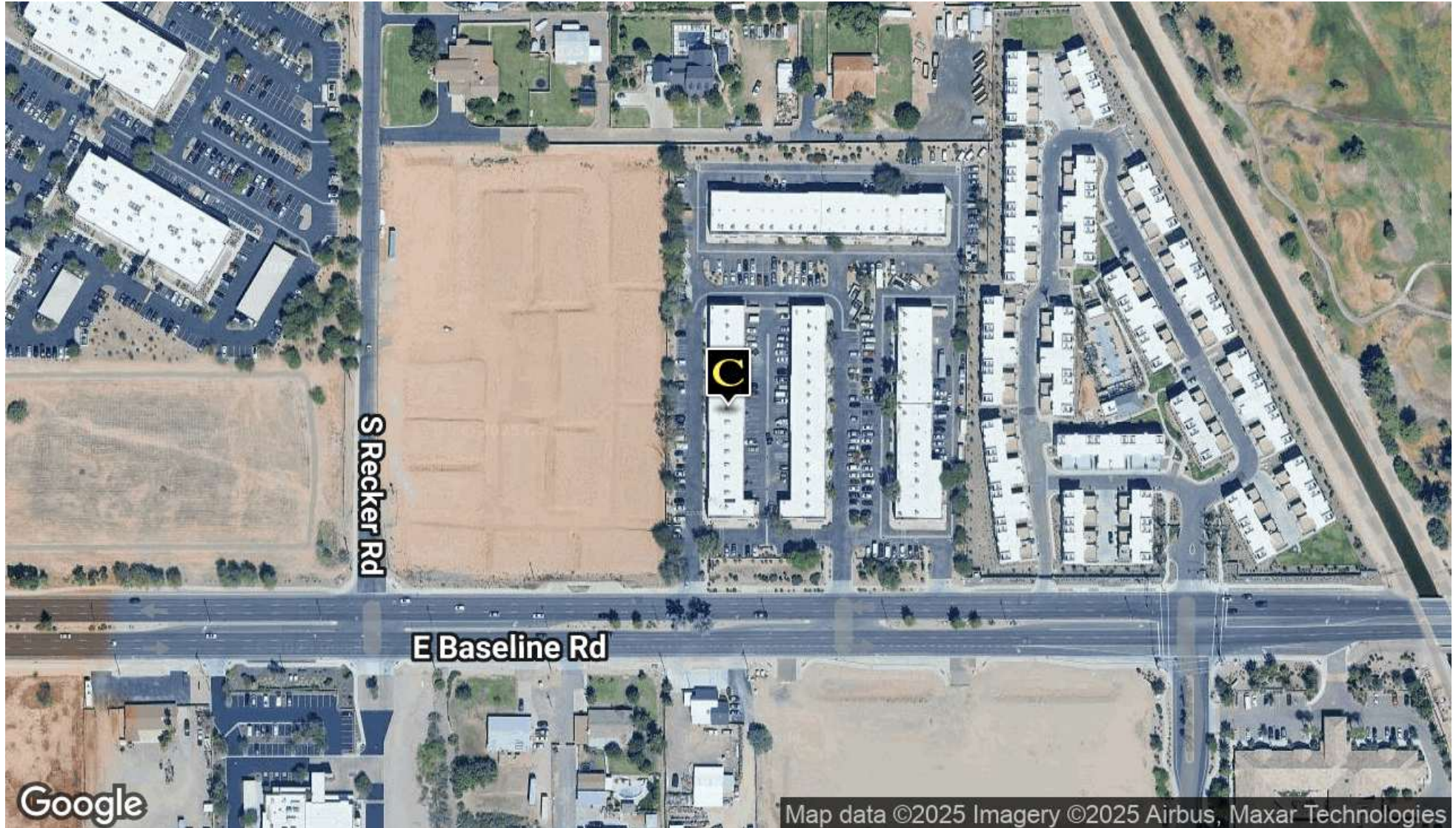
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,728	47,400	107,324
Average Age	37	39	43
Average Age (Male)	35	38	42
Average Age (Female)	39	41	45

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,910	17,235	41,621
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$118,552	\$121,449	\$115,017
Average House Value	\$656,322	\$532,550	\$484,355

Demographics data derived from AlphaMap

